

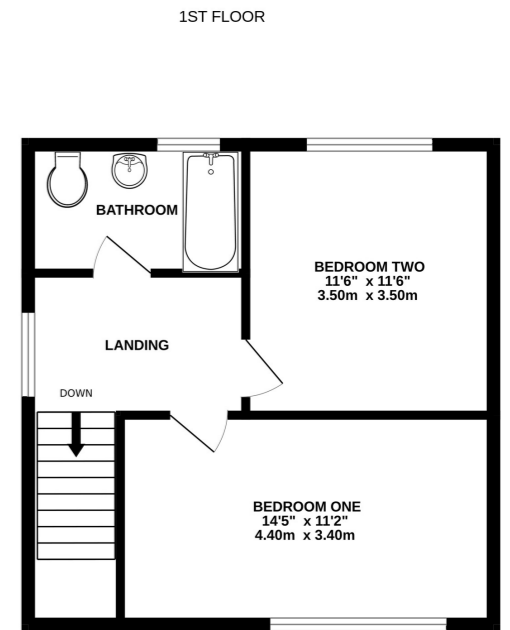
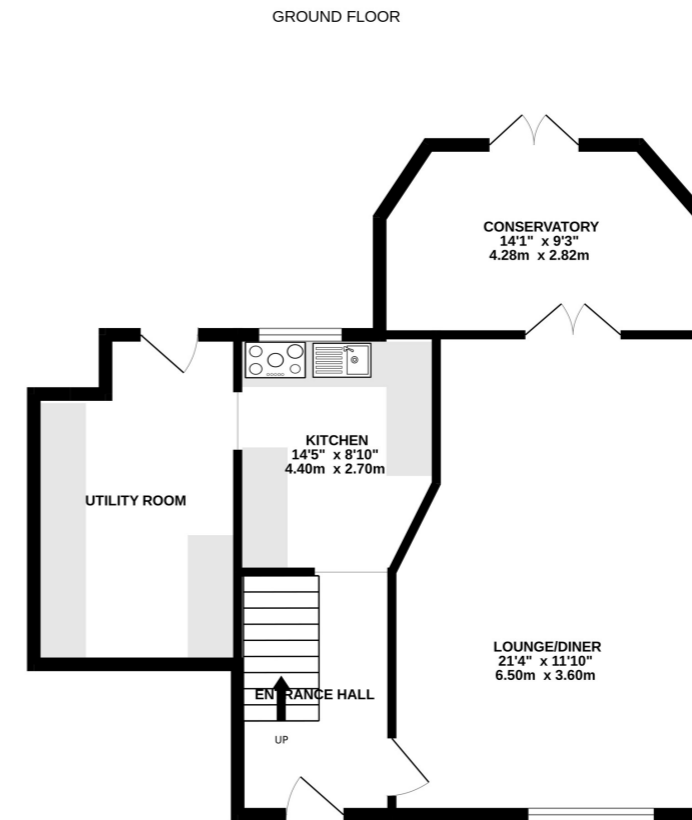


35 Wincanton Road, Reading, Berkshire. RG2 8PA

£340,000 Freehold

This two bedroom semi-detached home is situated in South Reading which provides easy access to a wide range of local amenities including schools, shops, transport links and the Reading Town Centre. The ground floor accommodation comprises an entrance hall, a living room/dining room that opens to the conservatory, kitchen and a utility room with doors heading out to the larger than average garden. Upstairs there are two bedrooms, both which are doubles rooms, with storage space and family bathroom. There is also potential to extend STPP.

- Two Bedroom
- Semi Detached
- South Reading
- Close To Local Amenities
- Open Plan Lounge/Dining Room
- Good Access To Reading Town Centre
- Driveway Parking
- Private Rear Garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Hallway

Lounge / Dining

6.4m x 3.6m (21' 0" x 11' 10")

Conservatory

4.28m x 2.82m (14' 1" x 9' 3")

Kitchen

4.4m x 2.7m (14' 5" x 8' 10")

Utility Room

First Floor

Bedroom One

4.4m x 3.4m (14' 5" x 11' 2")

Bedroom Two

3.5m x 3.5m (11' 6" x 11' 6")

Family Bathroom

Outside

Driveway Parking

Private Rear Garden

Council Tax Band

B

